

BOARD OF CODE STANDARDS AND APPEALS MINUTES

January 7, 2008

Members: Francisco Banuelos, Randy Coonrod, Randy Harder, Richard Hartwell, Bernie Hentzen, Ed Murabito, Warren Willenberg, John Youle

Present: Banuelos, Coonrod, Harder, Hartwell, Hentzen, Willenberg, Murabito

Staff Members Present: Kurt Schroeder, Deb Legge, Penny Bohannon, Sharon Dickgrafe, Elaine Hammons

The regular meeting of the Board of Code Standards and Appeals was called to order by Chairman Murabito on Monday, January 7, 2008, at 1:31 p.m. in the Metropolitan Area Planning Department Planning Commission Room, 10th floor, City Hall, 455 N. Main, Wichita, Kansas.

1. Approval of the Minutes of the December 5, 2007, meeting.

A motion was made by Board Member Harder to approve the December minutes as submitted. Board Member Coonrod seconded the motion. The motion was unanimously approved.

2. Condemnation Hearings

Review Cases:

1. 1445 North Estelle

The owner of this property, Pearl Bowman, was unable to attend the meeting due to illness.

Before the Board for the first time on July 9, 2007, this property was brought before the Board again on September 10, 2007; October 1, 2007; and December 3, 2007. At the December hearing, the Board granted an additional thirty days for the exterior of the property to be brought into compliance.

Upon the last site inspection, Central Inspection staff noted that the north basement wall was still bowing. The cracks in the blocks have been tuck-pointed. The 2007 taxes will be due on January 20, 2008. Prior to the meeting, Ms. Bowman contacted Ms. Bohannon by phone and said that the boards have been removed from the windows, and the broken windows have been replaced.

Board Member Coonrod asked Ms. Legge if there was a staff recommendation regarding this property. Ms. Legge suggested that the property be returned to regular code enforcement.

Board Member Coonrod made a motion to return the property to regular code enforcement. Board Member Harder seconded the motion. The motion passed.

2. 608 N. Madison

This property was represented by the owner, Mr. William Burney.

This property was first before the Board at the October 2007 hearing. At that meeting, a motion was approved by the Board to allow ninety days to complete the exterior repairs, maintaining the site in a clean and secure condition. The 2005 and 2006 taxes are delinquent in the amount of \$689.59; the

2007 taxes will be due on January 20, 2008, in the amount of \$1,591.14, including fees for Special Assessments. There is a 2007 Special Assessment against the property for lot clean-up in the amount of \$1,289.41; there are pending Special Assessments in the amount of \$985.72.

At the last site inspection, there were tree debris and pallets on the premises. The structure is secure.

Apprising the Board of his intentions regarding the property, Mr. Burney said that he had planned to sell the property to Mr. Tolvert, who was supposed to appear with him at the hearing. The potential buyer had not followed through with the contract to purchase the property; however, Mr. Tolvert had started working on the roof. Mr. Burney told the Board that he is unable to take care of the property due to family obligations, and he has been unable to make contact with Mr. Tolvert. At one point, Mr. Burney said, Mr. Tolvert told him that he had made a payment on the delinquent taxes.

Board Member Coonrod made a motion to send the property to the City Council with a recommendation of demolition, ten days to begin demolition and ten days to complete demolition. Board Member Harder seconded the motion. The motion was approved.

Chairman Murabito explained the "ten and ten" motion by the Board to Mr. Burney.

3. 2306 East Random

There was no one present to represent this property.

This property was before the Board for the first time at the October 1, 2007, hearing and then subsequently at the December 3, 2007, hearing. At the December hearing, Mr. Clarence Reed, the owner, was present; and the Board approved a motion to grant thirty days for the completion of the exterior repairs.

There has been no work commenced on the property. Although the structure is secure, the foundation has deteriorated to the point that the structure no longer actually sits on the foundation. The 2007 taxes will be due on January 20, 2008, in the amount of \$61.59. There are some tires and miscellaneous debris on the premises.

Board Member Harder made a motion to refer the property to the City Council for demolition, with ten days to begin the wrecking and ten days to complete the removal of the structure. Board Member Willenberg seconded the motion. The motion was passed unanimously.

With no other business to conduct, Board Member Hartwell made a motion to adjourn the meeting. Board Member Harder seconded the motion. The motion carried.

The meeting adjourned at 1:45 p.m.